



8

## Design Review Board Staff Report

**TO:** DESIGN REVIEW BOARD

**FROM:** NATHAN WILLIAMS, AICP, PLANNER II *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JULY 10, 2014

**SUBJECT:** S14-06, THE RESERVES AT VAL VISTA: REQUEST TO APPROVE THE OPEN SPACE PLAN FOR 90 SINGLE FAMILY HOME LOTS (LOTS 1-90) ON APPROXIMATELY 45 ACRES OF REAL PROPERTY LOCATED SOUTH OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND RIGGS ROAD LOCATED SOUTH OF THE SOUTHEAST CORNER OF VAL VISTA DRIVE AND RIGGS ROAD IN THE SINGLE FAMILY RESIDENTIAL - 10 (SF-10) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT.

<b>STRATEGIC INITIATIVE:</b>	Community Livability
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The open space plan for this residential development meets the residential policies in the General Plan and completes the preliminary plat for this project.

### **RECOMMENDED MOTION**

Move to approve the Findings of Fact and approve S14-06, The Reserves at Val Vista - Open Space Plan: site plan, landscape plan, entry monument plan details, planting plan, streetscape, amenity plan, wall plan, colors and materials, generally located south of the southeast of the southeast corner of Val Vista Drive and Riggs Road in the Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

**APPLICANT/OWNER**

<b>Applicant</b>	EPS Group	<b>Owner</b>	Reserves at Val Vista
<b>Name</b>	Drew Huseth	<b>Name</b>	Joe Brekan
<b>Address</b>	2045 S. Vineyard Ave. #101 Mesa, AZ 85210	<b>Address</b>	1400 E. Southern Ave. Tempe, AZ 85282
<b>Phone</b>	480-503-2250	<b>Phone</b>	602-330-5785
<b>Email</b>	Drew.huseth@epsgroupinc.com	<b>Email</b>	joebrekan@gmail.com

**BACKGROUND/DISCUSSION****History**

<i>Date</i>	<i>Action</i>
December 19, 2006	The Town Council adopted Ordinance No. 1880 (A06-66) and annexed approximately 156.5 acres including the subject site into the Town of Gilbert.
March 6, 2007	The Town Council adopted Resolution No. 2748 and Ordinance No. 1916 (GP06-08 and Z06-84) that changed the land use and zoning designations for the Reserves at Val Vista I and II, including the 45 acre subject site (Reserves at Val Vista I) from Residential > 0-1 DU/ Acre to Residential > 1-2 DU/ Acre and rezoning from Maricopa County Rural 43 to Town of Gilbert SF-15 PAD.
January 26, 2012	The Town Council adopted Ordinance No. 2356 (Z11-20) that changed the zoning designation for the 45 acre subject site from SF-15 PAD (Reserves at Val Vista I) to SF-35 PAD (The Val Vista Country Square PAD), for a congregate living facility on the subject site.
July 2, 2014	The Planning Commission recommended approval of Z14-13 and approved the Preliminary Plat for S14-03, for The Reserves at Val Vista, contingent upon approval of Z14-13 at the July 31, 2014 Town Council hearing.

**Overview**

The Reserves at Val Vista is a 45 acre subdivision that will enjoy scenic views of the surrounding mountains within the Santan Character Area and is located west of the existing Adora Trails master planned community and the existing RWCD canal. The Reserves at Val Vista contains 90 units with an overall average density of 2 DU / Acre. The project has been planned to provide semi-large lot residential homes within a master planned community with significant open space, and trails.

The Reserves at Val Vista offers large lots (11,900 – 12,600 sq. ft. minimum) that remain compatible with the land use classification on the subject site (Residential > 1-2 DU/ Acre) and the surrounding parcels. The requested change can be compared to the past approval for The Reserves at Val Vista – this project will provide 25 more lots than The Reserves at Val Vista I,

which had 65 lots (20,000 sq. ft. in area)). The change in density remains in conformance with the current land use designation (Residential 1-2 DU/ Acre).

#### Site Development Standards:

	<b>LDC Conventional</b>	<b>Proposed Development for The Reserves at Val Vista (Z14-13)</b>
Zoning District:	SF-10	SF-10 PAD
Number of Lots/ Density	N/A	90 lots (Density - 2 DU/ Acre)
Minimum Lot Area (sq. ft.)	10,000 sq. ft.	<b>11,900 sq. ft.</b> (22 lots) <b>12,600 sq. ft.</b> (68 lots)
Minimum Lot Dimensions (ft.)	85' x 110'	85' x <b>140'</b> (22 lots) <b>90' x 140'</b> (68 lots)
Maximum Height (ft.)/Stories	30'/ 2-stories	30'/ 2-stories
Setbacks: Front Yard Side Yard Rear Yard	25' 10'/10' 30'	25' 10'/10' 30'
Lot Coverage	45% single story 40% two/ three-story	45% single story 40% two/ three-story

\* *Modified internal street cross-section requested – 33' back of curb public ROW, with 8.5' landscape/ sidewalk easement and 8' PUE.*

#### Surrounding Land Use & Zoning Designations:

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Large lot residential uses
South	Residential > 0-1 DU/Acre	Maricopa County Rural - 43	Agrarian/ Equine Uses
East	Public Facility/ Institutional (PF/I)	Public Facility/ Institutional (PF/I)	RWCD Canal
West	City of Chandler - Medium Density Residential	Residential PAD – Lots approx. 7,500 sq. ft. in area	Sun Groves subdivision
Site	Residential > 1-2 DU/Acre	Single Family-15 (SF-15)	Undeveloped

#### Pre-Plat Summary

The two lot sizes (11,900 – 12,600 sq. ft. minimum) proposed are consistent with the rezoning, Z14-13 within the SF-10 PAD zoning district. The larger lots are located on the majority of the site and the slightly smaller lots are located in the south and east portion of the site. A combination of sidewalks and decomposed granite trails connects the open space areas of the subdivision and the trail along the RWCD canal on the eastern portion of the site, creating pedestrian friendly environment for outdoor activities.

The main access to the subject site would be via Val Vista Drive, directly west of the subject site. The proposed Preliminary Plat and Development Plan for The Reserves at Val Vista utilize two (2) access points directly from Val Vista Drive. Secondary/emergency access is anticipated to be provided to the north, across an RWCD easement into an anticipated future residential development (Puri Farms, Z14-08). This connection was also the original design of the Reserves at Val Vista I and II. However, the overall development is now being applied for as two separate projects. This first project is the 45.85 acre Reserves at Val Vista piece (Z14-13, formerly The Reserves at Val Vista I) and the future second project will be the 31.8 acre Puri Farms piece (formerly The Reserves at Val Vista II).

### **Open Space Plan**

Open space areas are located throughout the site to provide both buffering to surrounding large lot residential and a great deal of active open space, spread out amongst the 45 acre site. The main active open space area is centrally located with community amenities that draw people and promote interaction through the extensive trail system on the site. The main active open space area connects to the required 10' wide decomposed granite trail located along the RWCD canal and will tie into the future trail improvements as other residential communities develop, notably the Puri Farms development to the north.

The open space plan also offers amenities such as: ramada and pergola shade structure around the amphitheater on the western portion of the site; tot lot with both sand play and poured in place surfacing; shade structure over picnic tables; pergola shade structures around the tot lot and volleyball court; turf play areas; bike rack; pet waste stations and refuse cans; and concrete walkways and decomposed granite trail connections around the main central active recreation area. On the eastern portion, the subdivision will utilize a 32' wide trail easement with 10' wide decomposed granite trail along the RWCD canal as well as a shade structure with bench located in the northeastern portion of the site along the trail. The plan also offers trail connections from the main 10' wide trail to the other active open space areas throughout the site. There is a significant use of trails and active open space areas for residents of the subdivision, which will connect and tie into future trail connections as they develop to the north and south of the subject site.

The proposed ramada shade structure consists of the "Denver" model from Classic Recreation and includes deeper brown standing seam metal roof, with two types of CMU block serving as the columns of the structure. Hardscape include subdivision walls and gates that consist of both split faced and smooth faced CMU block with horizontal banding and a combination of decorative column elements depending upon wall type. CMU block will be Superlite block, integral colored "Bone" and "Umber". Decorative vehicular paving will be located at the main (southern-most) vehicular entry to the site.

Entry monument signage for the subdivision consists of a monument sign at the main, southern-most vehicular entry from Val Vista Drive. Colors and materials for the monument signage will be integrated into the entry feature consisting of 3' tall CMU wall/ planter with annual flowers, 10' tall stone monument column, stone wall with metal cutout sign with internal illumination, a maximum of 6' in height and 25 sq. ft. in area and a 5' tall welded wire mesh with natural rust patina. Community mailbox will be located in two separate locations on the northern and



southern portions of the site. Colors and materials will consist of a multi-level base with stone veneer.

Landscaping materials provided in the Open Space Plan consist of Podless Sweet Acacia, Willow Acacia, Chitalpa, Sissoo, Arizona Ash, Swan Hill Olive, Thornless Mesquite, Chinese Pistache, Cathedral Live Oak, Texas Mountain Laurel and Chinese Evergreen Elm trees. Turf areas will be utilized in the active open space portions of the subdivision, while the remainder and majority of the subdivision open space areas consist of vegetative ground cover with shrubs and various ground cover plants and Mesa Brown decomposed granite.

### **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on February 20, 2014. Comments included access and improvements to Val Vista Drive, infrastructure improvements, perimeter walls, trails, 2-story homes, and the relationship to the Puri Farms rezoning to the north.

Staff has received no comments from the neighbors since the first neighborhood meeting. No neighbors attended the Planning Commission hearing for the rezoning on July 2, 2014.

### **STAFF RECOMMENDATION**

Approval of the Findings of Fact and approval of S14-06, The Reserves at Val Vista - Open Space Plan : site plan, landscape plan, entry monument plan details, planting plan, streetscape, amenity plan, wall plan, colors and materials, generally located south of the southeast of the southeast corner of Val Vista Drive and Riggs Road in the Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the July 10, 2014 public hearing.
2. The Final Plat for **S14-06, The Reserves at Val Vista** shall be contingent upon and in substantial conformance with Exhibit 4 as approved by Town Council on July 31, 2014, Exhibit 5 as approved by the Planning Commission July 2, 2014 and Exhibit 6, the Open Space Plan to be approved by the Design Review Board on July 10, 2014.

Respectfully submitted,



Nathan Williams  
Planner II

**Attachments and Enclosures:**

1. Finding of Fact
2. Notice of Public Hearing Map
3. Aerial Photo
4. Development Plan
5. Preliminary Plat (5 pages)
6. Open Space Plan (10 pages)

**FINDINGS OF FACT**

**S14-06, Open Space Plan for The Reserves at Val Vista**

1. The project as conditioned is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

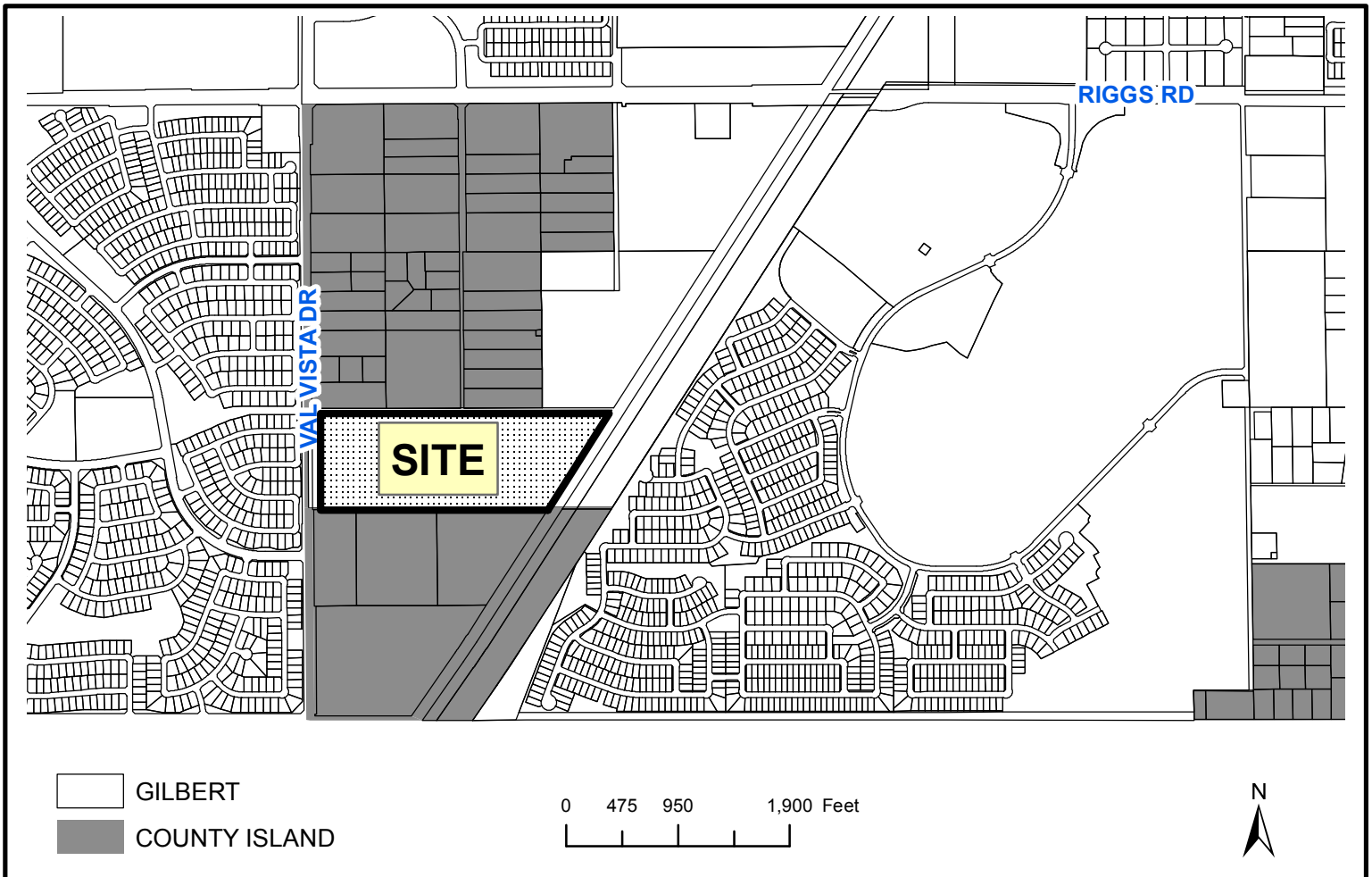
July 10, 2014

**Notice of Public Hearing****PLANNING COMMISSION DATE:****Wednesday, July 2, 2014\* TIME: 6:00 PM****TOWN COUNCIL DATE:****Thursday, July 31, 2014\* TIME: 7:00 PM****LOCATION: Gilbert Municipal Center, Council Chambers****50 E. Civic Center Drive****\* Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

Z14-13: Request to rezone approximately 45.85 acres of real property generally located south of the southeast corner of Val Vista Drive and Riggs Road, from approximately 45.85 acres of Single Family - 35 (SF-35) zoning district with a Planned Area Development overlay zoning district to Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district to modify minimum lot area and lot dimensions and internal street cross-section. The effect of the rezoning will be to allow a residential development with approximately 90 home lots.

S14-06: The Reserves at Val Vista: Request to approve Preliminary Plat and Open Space Plan for 90 home lots (Lots 1-90) on approximately 45 acres of real property located south of the southeast corner of Val Vista Drive and Riggs Road in the Single Family Residential - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

**SITE LOCATION:**

**APPLICANT: EPS Group, Inc.**  
**CONTACT: Drew Huseh**  
**ADDRESS: 2045 S. Vineyard, Suite 101**  
**Mesa, AZ 85210**

**TELEPHONE: (480) 503-2250**  
**E-MAIL: [drew.huseh@epsgruoupinc.com](mailto:drew.huseh@epsgruoupinc.com)**

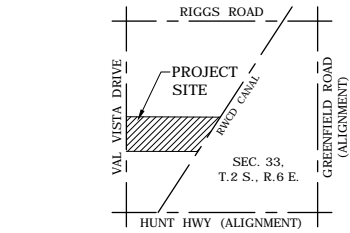




S14-06  
Attachment 3: Aerial Photo  
July 10, 2014



VICINITY MAP



PROJECT DATA

A.P.N. 304-85-007P  
CURRENT LAND USE: AGRICULTURE / UNDEVELOPED  
EXISTING GENERAL PLAN: RESIDENTIAL > 1 - 2 DU/AC  
EXISTING ZONING: SINGLE FAMILY-35 PAD (SF-35 PAD)  
PROPOSED ZONING: SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA: +/- 45.8 ACRES  
NET AREA: +/- 43.3 ACRES  
(EXCLUDING 65' VAL VISTA DR. R/W AND 20' RWCD R/W)

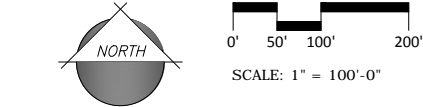
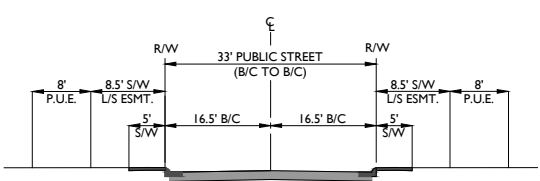
NO. OF LOTS: 90 LOTS  
GROSS DENSITY: 2.0 DU/AC

PROJECT TEAM

**PROPERTY OWNER:**  
RESERVES AT VAL VISTA, LLC.  
1400 E. SOUTHERN AVE., SUITE 100  
TEMPE, AZ 85282  
TEL: (602)-330-5785  
CONTACT: JOE BREKAN

**CONSULTANT:**  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DREW HUSETH, AICP

PUBLIC STREET CROSS SECTION



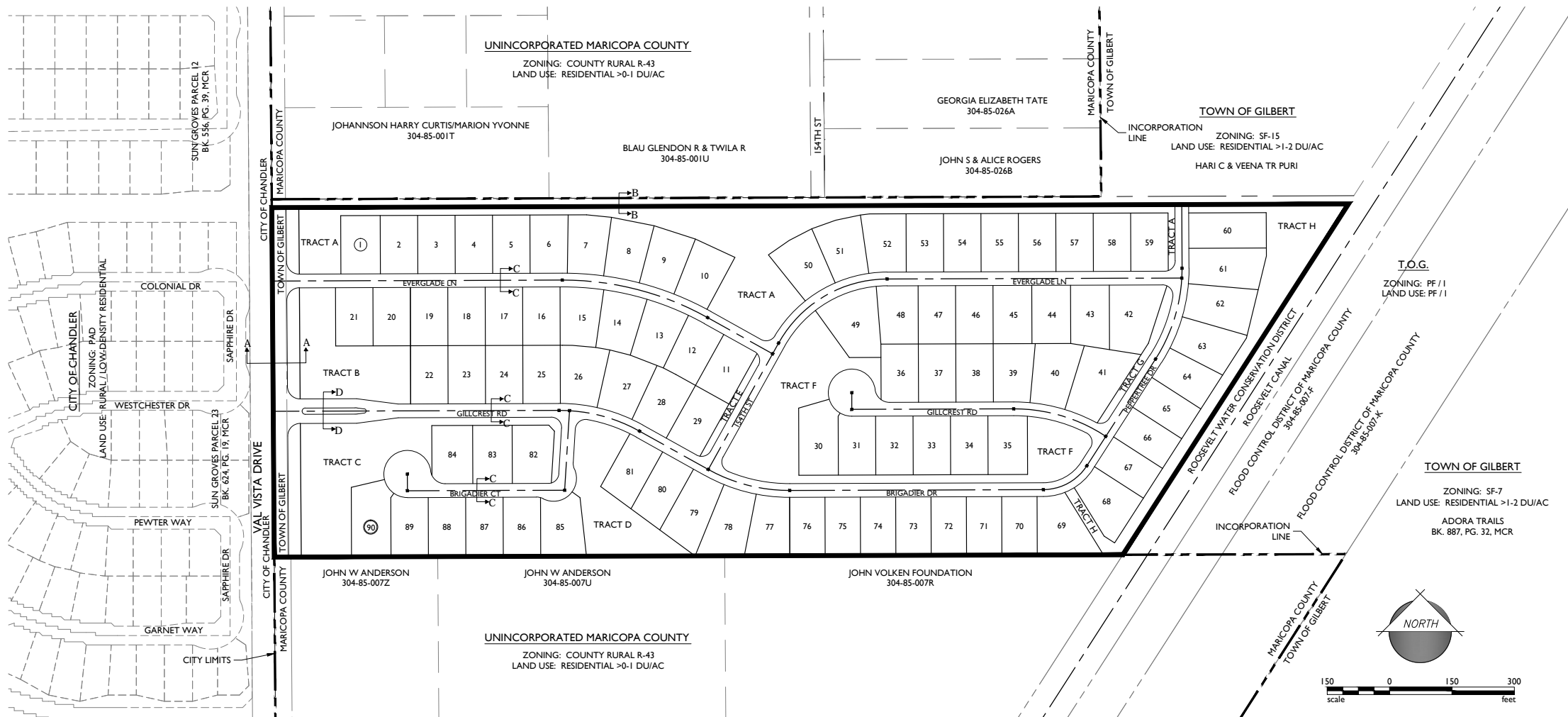
**S14-06**  
**Attachment 4: Development Plan**  
**July 10, 2014**



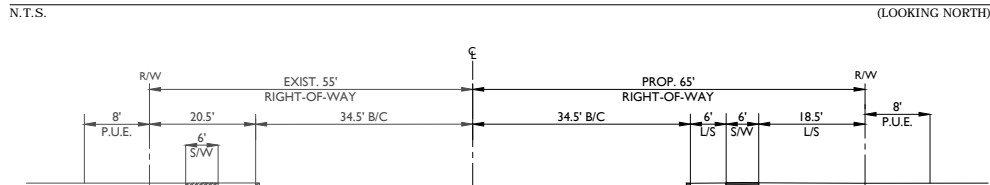
14-008

# PRELIMINARY PLAT FOR RESERVES at VAL VISTA

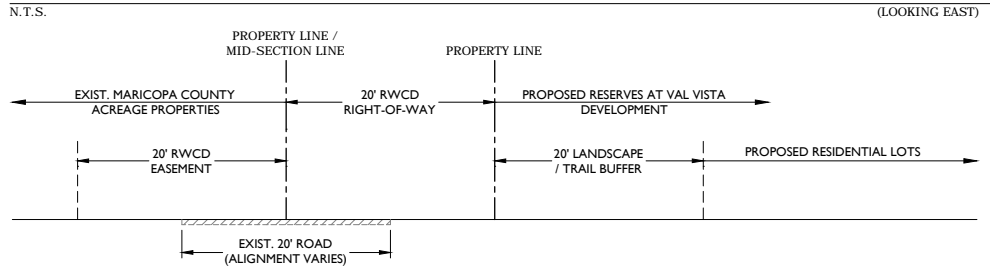
A PORTION OF THE SOUTHWEST QUARTER, SECTION 33, T.2 S., R.6 E., GILA AND SALT RIVER  
MERIDIAN, MARICOPA COUNTY, ARIZONA



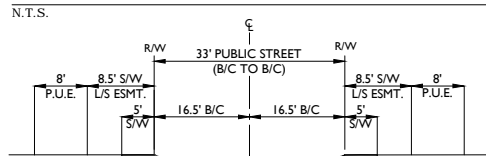
## VAL VISTA DRIVE - SECTION A-A



## RWCD EASEMENT - SECTION B-B



## PUBLIC STREET - SECTION C-C



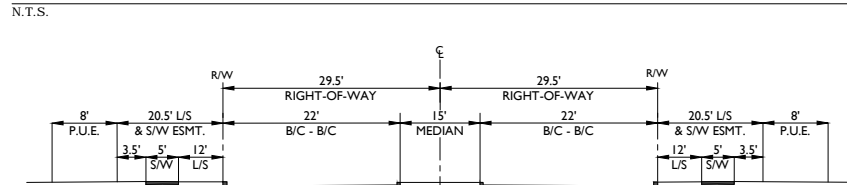
## BASIS OF BEARING

THE WEST LINE OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 6 EAST.  
ASSUMED BARING: S 0°24'18" E

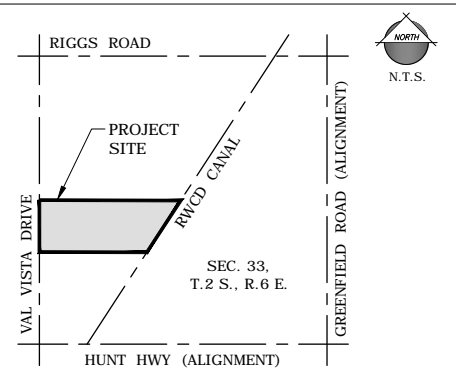
## BENCHMARK

C.O.C. BC AT WEST QUARTER SECTION 33, TOWN 2 SOUTH, RANGE 6 EAST  
ELEVATION = 1,284.63' (TOG DATUM)

## ENTRY BOULEVARD - SECTION D-D



## VICINITY MAP



## PROJECT TEAM

PROPERTY OWNER:  
RESERVES AT VAL VISTA, LLC.  
1400 E. SOUTHERN AVE., SUITE 100  
TEMPE, AZ 85282  
TEL: (602)-330-5785  
CONTACT: JOE BREKAN

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: DREW HUSETH

## PROJECT DATA

A.P.N.  
CURRENT LAND USE:  
EXISTING GENERAL PLAN:  
EXISTING ZONING:  
PROPOSED ZONING:

304-85-007P  
AGRICULTURE / UNDEVELOPED  
RESIDENTIAL > 1 - 2 DU/AC  
SINGLE FAMILY-35 PAD (SF-35 PAD)  
SINGLE FAMILY-10 PAD (SF-10 PAD)

GROSS AREA:  
NET AREA:

+/- 44.6 ACRES  
+/- 43.3 ACRES  
(EXCLUDING VAL VISTA DR. R/W)

NO. OF LOTS:  
LOT SIZES:

85'x140'  
90'x140'

22 LOTS (24%)  
88 LOTS (76%)  
90 LOTS (100%)

GROSS DENSITY:

2.0 DU/AC

OPEN SPACE:  
OPEN SPACE (GROSS):  
OPEN SPACE (NET):

10.69 AC.  
+/- 23.97%  
+/- 24.68%

## GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO TOWN OF GILBERT MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- A LOOPED WATER SYSTEM TO RIGGS ROAD VIA 154TH OR 156TH STREET WILL BE REQUIRED. IF CONSTRUCTION OF THIS DEVELOPMENT AND THE ADJACENT PROPOSED PURI FARMS DEVELOPMENT CANNOT PROCEED AT THE SAME TIME, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO PROVIDE A LOOPED WATER SYSTEM.

## DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE TOWN OF GILBERT DEVELOPMENT STANDARDS FOR THE SINGLE FAMILY-10 (SF-10) ZONING DISTRICT. LAND DEVELOPMENT CODE, CHAPTER 1, ARTICLE 2.1

## UTILITIES

WATER  
SEWER  
GAS  
ELECTRIC  
TELEPHONE  
REFUSE  
CABLE TV

TOWN OF GILBERT  
TOWN OF GILBERT  
SOUTHWEST GAS  
SALT RIVER PROJECT (SRP)  
CENTURYLINK / COX  
TOWN OF GILBERT  
CENTURYLINK / COX

## TRACT TABLE

TRACT	USE	AREA
A	LANDSCAPE / RETENTION / MULTI-USE TRAIL	2.83 AC
B	LANDSCAPE / RETENTION	1.26 AC
C	LANDSCAPE / RETENTION / AMENITY	1.81 AC
D	LANDSCAPE / RETENTION	0.96 AC
E	LANDSCAPE	0.10 AC
F	LANDSCAPE / RETENTION / AMENITY	2.11 AC
G	LANDSCAPE	0.17 AC
H	LANDSCAPE / RETENTION / MULTI-USE TRAIL	1.45 AC
TOTAL		10.69 AC

S14-06  
Attachment 5: Preliminary Plat (5 pages)  
July 10, 2014

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 F:480.503.2258  
www.epsgroupinc.com



RESERVES AT VAL VISTA

COVERSHEET

Project:

Revisions:

FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL  
APRIL 15, 2014 - 1ST SUBMITTAL  
MAY 22, 2014 - 2ND SUBMITTAL  
JUNE 11, 2014 - 2ND SUBMITTAL UPDATE



Designer: APH  
Drawn by: DCH

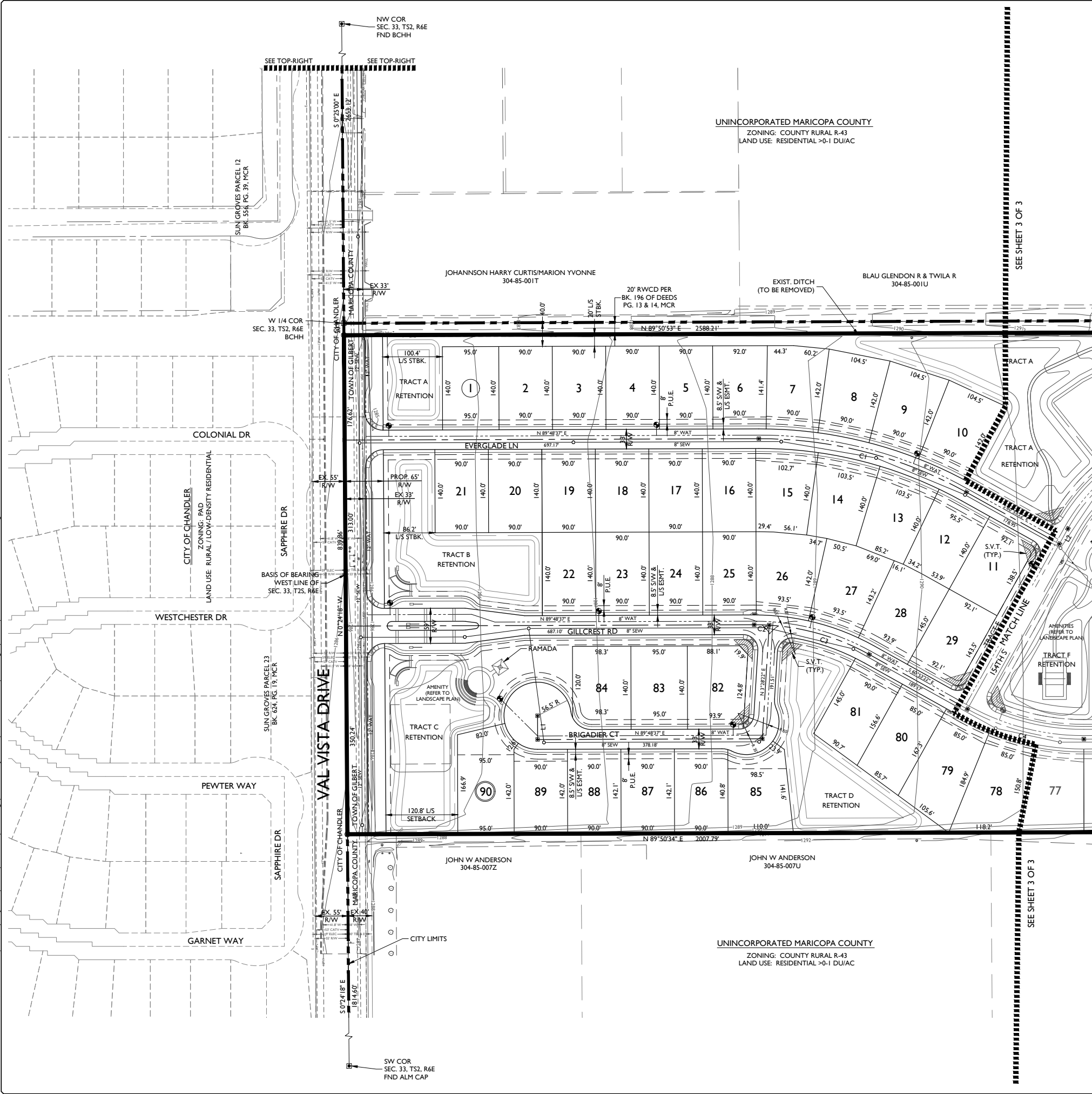


Job No.  
14-008

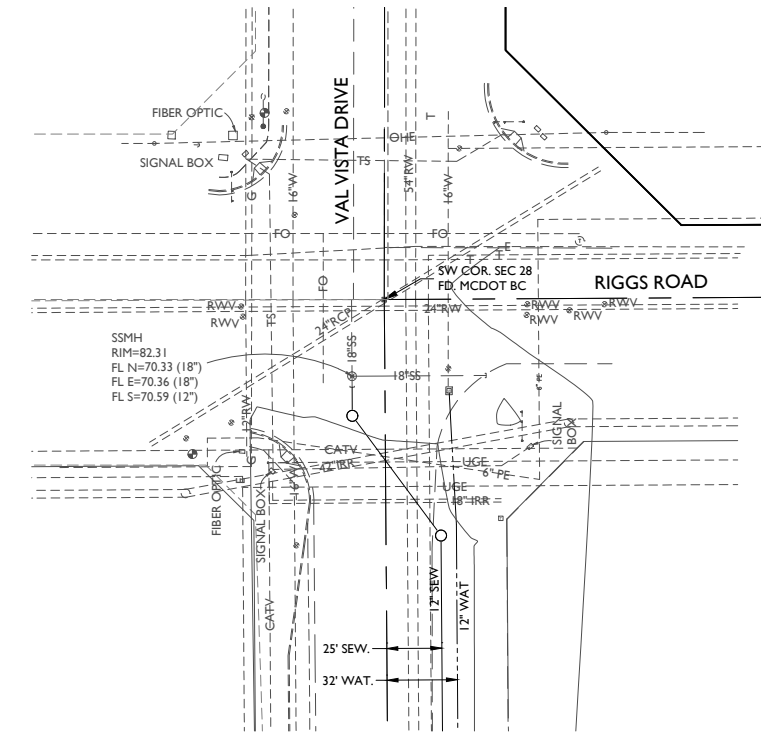
CS01

Sheet No.  
1  
of 3

14-008



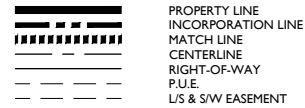
RIGGS ROAD & VAL VISTA DRIVE INTERSECTION



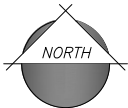
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N00°11'23"W
L2	29.44'	N29°06'38"E
L3	40.00'	N00°11'23"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	364.87'	713.50'	360.91'	029°18'00"
C2	25.28'	395.50'	25.28'	003°39'45"
C3	176.97'	395.50'	175.50'	025°38'15"
C4	204.55'	400.00'	202.33'	029°18'00"
C5	317.82'	300.00'	303.17'	060°42'00"
C6	234.54'	400.00'	231.19'	033°35'42"
C7	124.44'	125.00'	119.36'	057°02'16"
C8	206.85'	400.00'	204.55'	029°37'45"
C9	23.65'	400.00'	23.65'	003°23'16"

LEGEND



KEY MAP



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 F:480.503.2258  
www.epsgroupinc.com

Project:

Revisions:

FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL  
APRIL 15, 2014 - 1ST SUBMITTAL  
MAY 22, 2014 - 2ND SUBMITTAL  
JUNE 11, 2014 - 2ND SUBMITTAL UPDATE

Call us at least two full working days before you need our services.

Dated: 06/11/2014 10:00 AM  
In Maricopa County, Arizona (0022651100)

Designer: APH  
Drawn by: DCH

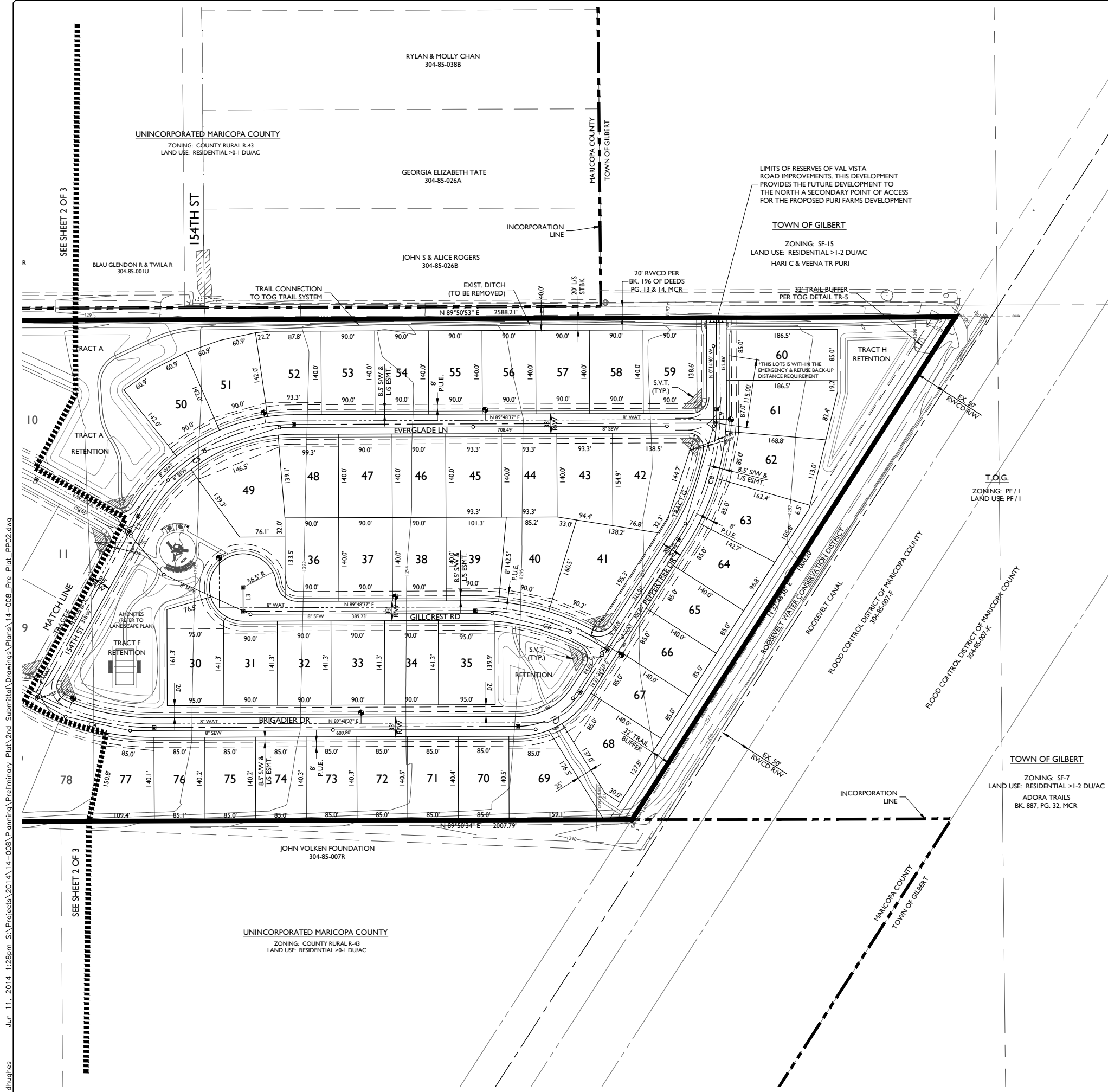
BRYAN J. KITCHEN  
Professional Engineer  
No. 41373  
Expires: 06/30/16

Job No.  
**14-008**

PP01

Sheet No.  
**2**  
of 3





Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area
1	13300.00	31	12808.97	61	16636.82
2	12600.00	32	12721.22	62	15844.86
3	12600.00	33	12721.22	63	14500.79
4	12600.00	34	12721.22	64	12617.60
5	12600.00	35	13412.50	65	11900.00
6	12719.16	36	12558.01	66	11900.00
7	13562.03	37	12600.00	67	11900.00
8	13523.67	38	12600.00	68	15335.84
9	13523.67	39	13286.09	69	16482.72
10	13523.67	40	15302.71	70	11939.01
11	12888.39	41	18963.82	71	11934.70
12	12943.94	42	18112.62	72	11930.40
13	13524.86	43	13751.62	73	11926.10
14	13457.88	44	13055.00	74	11921.80
15	13411.67	45	13055.00	75	11917.49
16	12600.00	46	12600.00	76	11919.30
17	12600.00	47	12600.00	77	13619.15
18	12600.00	48	13356.29	78	16068.40
19	12600.00	49	18458.95	79	16258.98
20	12600.00	50	14547.89	80	13766.79
21	12600.00	51	14547.89	81	13589.16
22	12600.00	52	14068.96	82	13640.35
23	12600.00	53	12600.00	83	13300.00
24	12600.00	54	12600.00	84	13583.17
25	12600.02	55	12600.00	85	14313.02
26	14688.90	56	12600.00	86	12790.49
27	14813.52	57	12600.00	87	12790.38
28	14320.58	58	12600.00	88	12785.55
29	13348.84	59	12595.99	89	12926.09
30	16168.73	60	15852.50	90	16694.29
TOTAL 1,214,751.30 SQ. FT.					

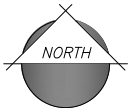
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N00°11'23"W
L2	29.44'	N29°06'38"E
L3	40.00'	N00°11'23"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	364.87'	713.50'	360.91'	029°18'00"
C2	25.28'	395.50'	25.28'	003°39'45"
C3	176.97'	395.50'	175.50'	025°38'15"
C4	204.55'	400.00'	202.33'	029°18'00"
C5	317.82'	300.00'	303.17'	060°42'00"
C6	234.54'	400.00'	231.19'	033°35'42"
C7	124.44'	125.00'	119.36'	057°02'16"
C8	206.85'	400.00'	204.55'	029°37'45"
C9	23.65'	400.00'	23.65'	003°23'16"

LEGEND

- PROPERTY LINE
- INCORPORATION LINE / CITY LIMIT
- MATCH LINE
- CENTERLINE
- RIGHT-OF-WAY
- P.U.E.
- L/S & S/W EASEMENT

KEY MAP



2045 S. Vineyard Ave., Suite 101  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com

RESERVES AT VAL VISTA  
Gilbert, AZ

PRELIMINARY PLAT

Project:

Revisions:

FEBRUARY 13, 2014 - PRE-APPLICATION SUBMITTAL	
APRIL 15, 2014 - 1ST SUBMITTAL	
MAY 22, 2014 - 2ND SUBMITTAL	
JUNE 11, 2014 - 2ND SUBMITTAL UPDATE	

Call or Email for all working days before you need it.

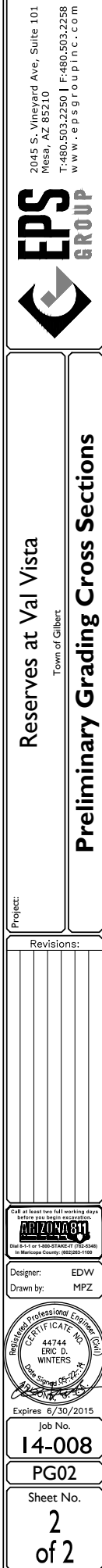
Design: APH  
Drawn by: DCH

Job No.  
**14-008**

PP02

Sheet No.  
**3 of 3**



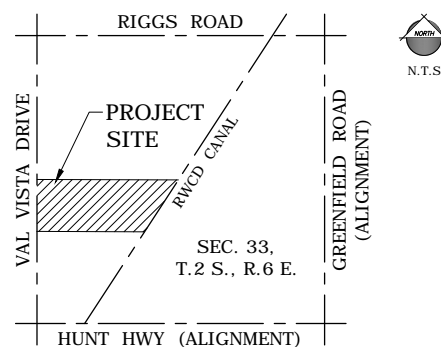


# THE RESERVES AT VAL VISTA

## GILBERT, ARIZONA



### VICINITY MAP



## Preliminary Landscape Design Package

Submitted: April 15, 2014

*Revised: May 22, 2014*

### PROJECT TEAM

#### OWNER:

**RESERVES AT VAL VISTA, LLC.**

1400 E. SOUTHERN AVE., SUITE 100

TEMPE, AZ 85282

TEL: (602) 330-5785

CONTACT: JOE BREKAN

#### LANDSCAPE ARCHITECT:

**EPS GROUP, INC.**

2045 S. VINEYARD, SUITE 101

MESA, AZ 85210

TEL: (480) 503-2250

FAX: (480) 503-2258

CONTACT: ALIZA SABIN, RLA, LEED AP



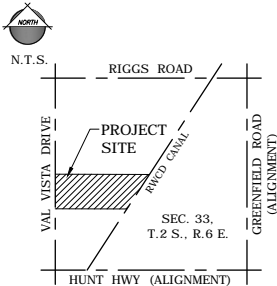
**S14-06**

**Attachment 6: Open Space Plan (10 pages)**

**July 10, 2014**



VICINITY MAP



PROJECT DATA

A.P.N.	304-85-007P
CURRENT LAND USE:	AGRICULTURE / UNDEVELOPED
EXISTING GENERAL PLAN:	RESIDENTIAL > 1 - 2 DU/AC
EXISTING ZONING:	SINGLE FAMILY-35 PAD (SF-35 PAD)
PROPOSED ZONING:	SINGLE FAMILY-10 PAD (SF-10 PAD)
GROSS AREA:	+/- 44.6 ACRES
NET AREA:	+/- 43.3 ACRES (EXCLUDING VAL VISTA DR. 65' R/W)
NO. OF LOTS:	90
GROSS DENSITY:	2.0 DU/AC
OPEN SPACE:	10.69 AC.
OPEN SPACE (GROSS):	+/- 24.0%
OPEN SPACE (NET):	+/- 24.7%
TOTAL TURF AREA INCLUDING ACTIVE RECREATION AREA:	40,017 SF (0.92 AC)
ACTIVE RECREATION AREA:	16,940 SF (0.39 AC)

KEYNOTES

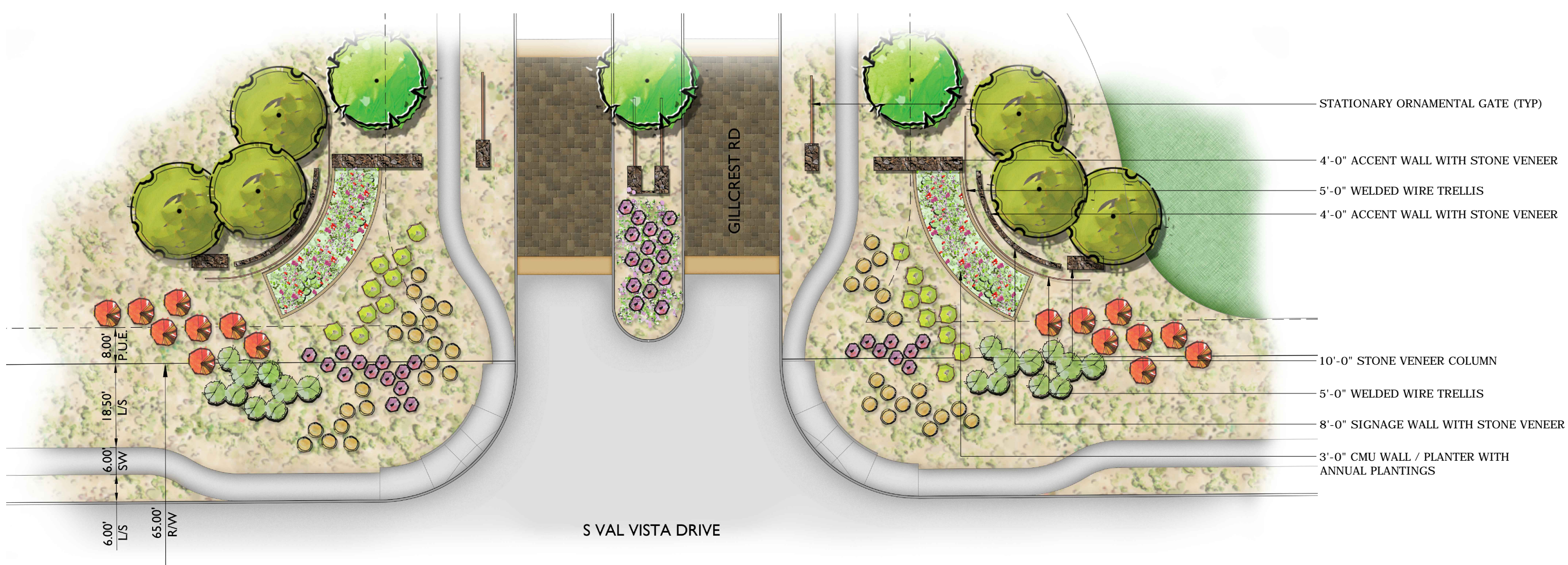
- 1 PRIMARY ENTRY MONUMENTATION
- 2 SECONDARY ENTRANCE
- 3 ACTIVE RECREATION AREA (TURF)
- 4 THEMATIC STREETScape
- 5 5' STABILIZED DECOMPOSED GRANITE TRAIL (TOTAL: 1,914')
- 6 10' DECOMPOSED GRANITE TRAIL (TOTAL: 1,002')
- 7 TOT LOT
- 8 SHADE STRUCTURE WITH PICNIC TABLE
- 9 PERGOLA SHADE STRUCTURE
- 10 TURF VOLLEYBALL COURT
- 11 TURF
- 12 RAMADA
- 13 AMPHITHEATER SEATING IN TURF
- 14 DECORATIVE PAVING
- 15 SHADE STRUCTURE WITH BENCH

PLANT LEGEND

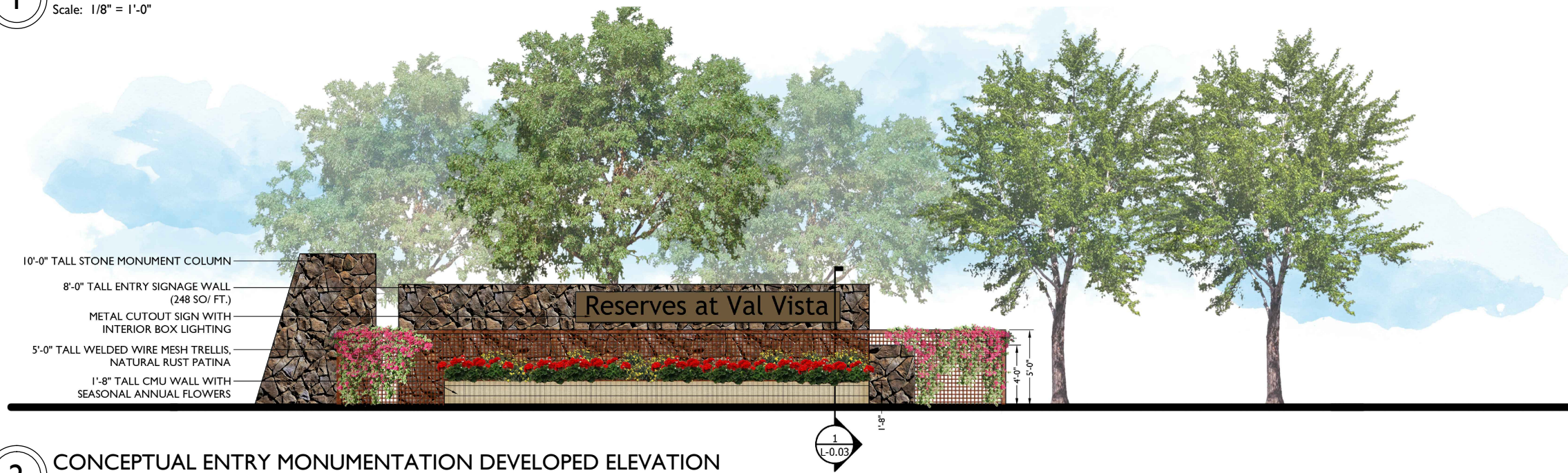
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SHRUBS/ACCENTS	COMMON NAME	SIZE	GROUNDCOVERS	COMMON NAME	SIZE	
TREES										
	Acacia farnesiana 'Sierra Sweet'	Podless Sweet Acacia	24" Box/2" Cal.		Agave americana	Century Plant	5 Gal		Prostrate Acacia	1 Gal
	Acacia salicina	Willow Acacia	24" Box/2" Cal.		Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal		Thompson Baccharis	1 Gal
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box/2" Cal.		Bougainvillea species	Bougainvillea	5 Gal		Bush Morning Glory	1 Gal
	Dalbergia sissoo	Sissoo	24" Box		Caesalpinia gilliesii	Yellow Bird of Paradise	5 Gal		Trailing Indigo Bush	1 Gal
	Fraxinus velutina	Arizona Ash	24" Box		Dasylirion wheeleri	Desert Spoon	5 Gal		New Gold Lantana	1 Gal
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box		Dodonea viscosa	Hopbush	5 Gal		Purple Trailing Lantana	1 Gal
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box/2" Cal.		Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal		Prostrate Rosemary	1 Gal
	Pistacia chinensis	Chinese Pistache	24" Box/2" Cal.		Eremophila x Summertime Blue	'Summertime Blue' Emu Bush	5 Gal		Katie Ruellia	1 Gal
	Quercus virginiana	Cathedral Live Oak	24" Box		Euphorbia rigida	Gopher Plan	5 Gal	TURF		
	Sophora secudiflora	Texas Mountain Laurel	36" Box		Hesperaloe funifera	Giant Hesperaloe	1 Gal		Cynodon dactylon 'Tifway 419'	Tifway 419 Sod
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box		Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	1 Gal		Vegetative Groundcover with 5/8" Screened Decomposed Granite Color: Table Mesa Brown or Equal, 2" Depth Min.	
					Justicia spicigera	Mexican Honeysuckle	5 Gal			
					Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal			
					Leucophyllum zygomphylum 'Cimarron'	Cimarron Sage	5 Gal			
					Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal			
					Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal			
					Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 Gal			
					Penstemon eatoni	Firecracker Penstemon	1 Gal			
					Penstemon parryi	Parry's Penstemon	1 Gal			
					Ruellia peninsularis	Desert Ruellia	5 Gal			
					Salvia greggii	Autumn Sage	5 Gal			
					Senna nemophila	Desert Cassia	5 Gal			
					Tecoma stans 'Gold Star'	Yellow Bells	5 Gal			
					Tecoma x 'Orange Jubilee'	Orange Jubilee	5 Gal			
					Yucca pallida	Pale Leaf Yucca	1 Gal			





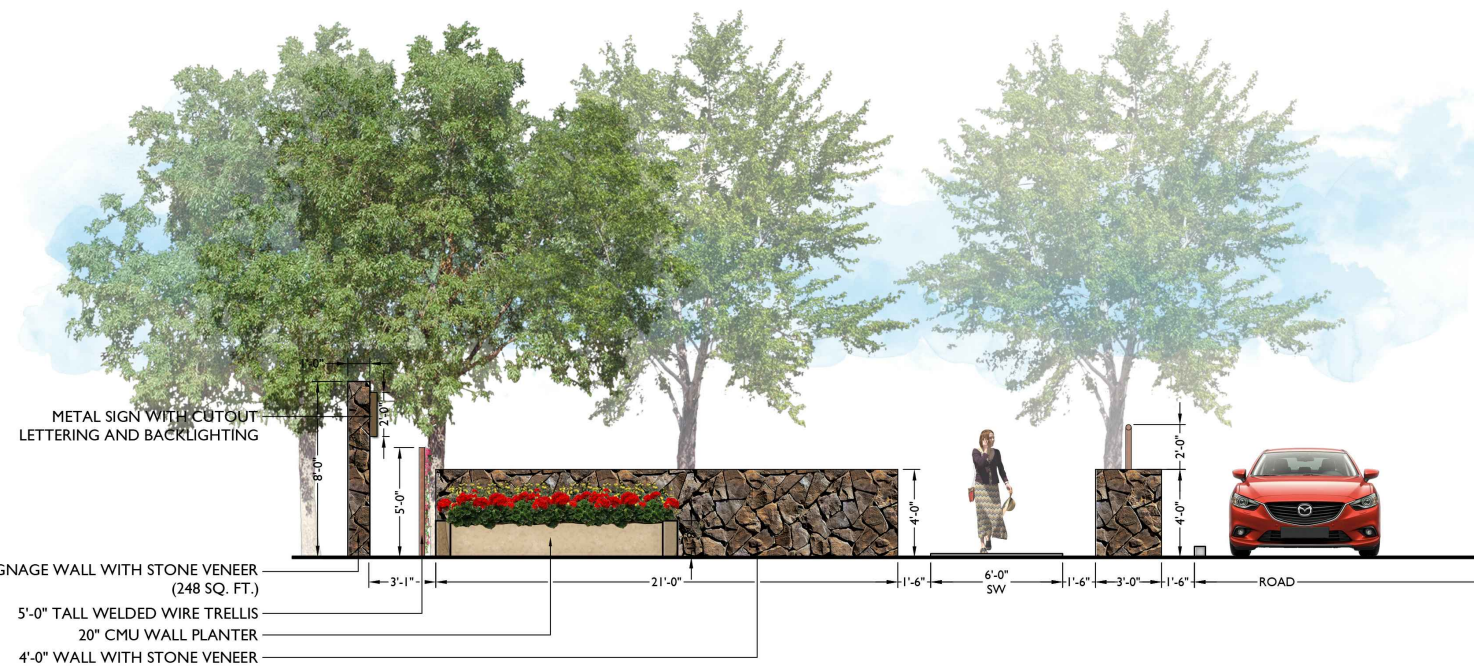


**1** CONCEPTUAL ENTRY MONUMENTATION PLAN  
Scale: 1/8" = 1'-0"



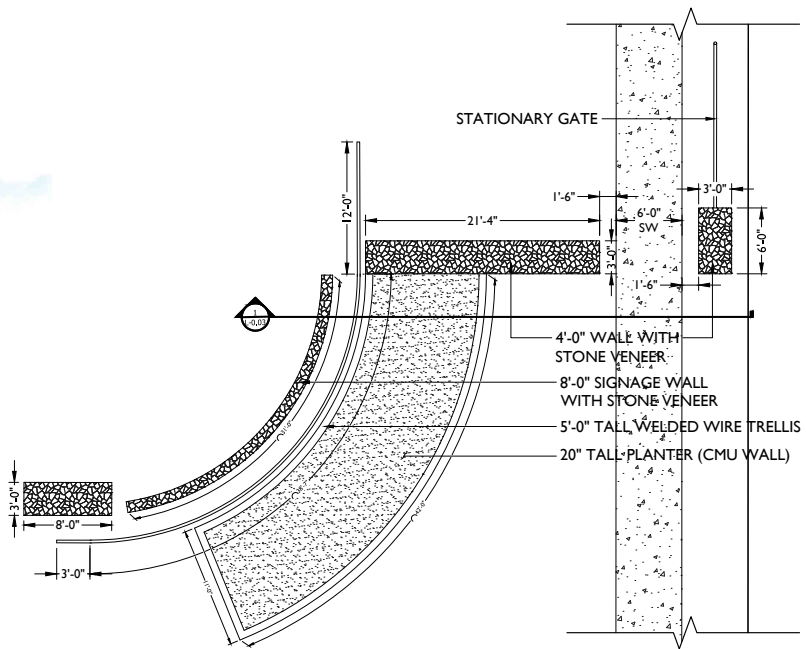
**2** CONCEPTUAL ENTRY MONUMENTATION DEVELOPED ELEVATION  
Scale: 1/4" = 1'-0"





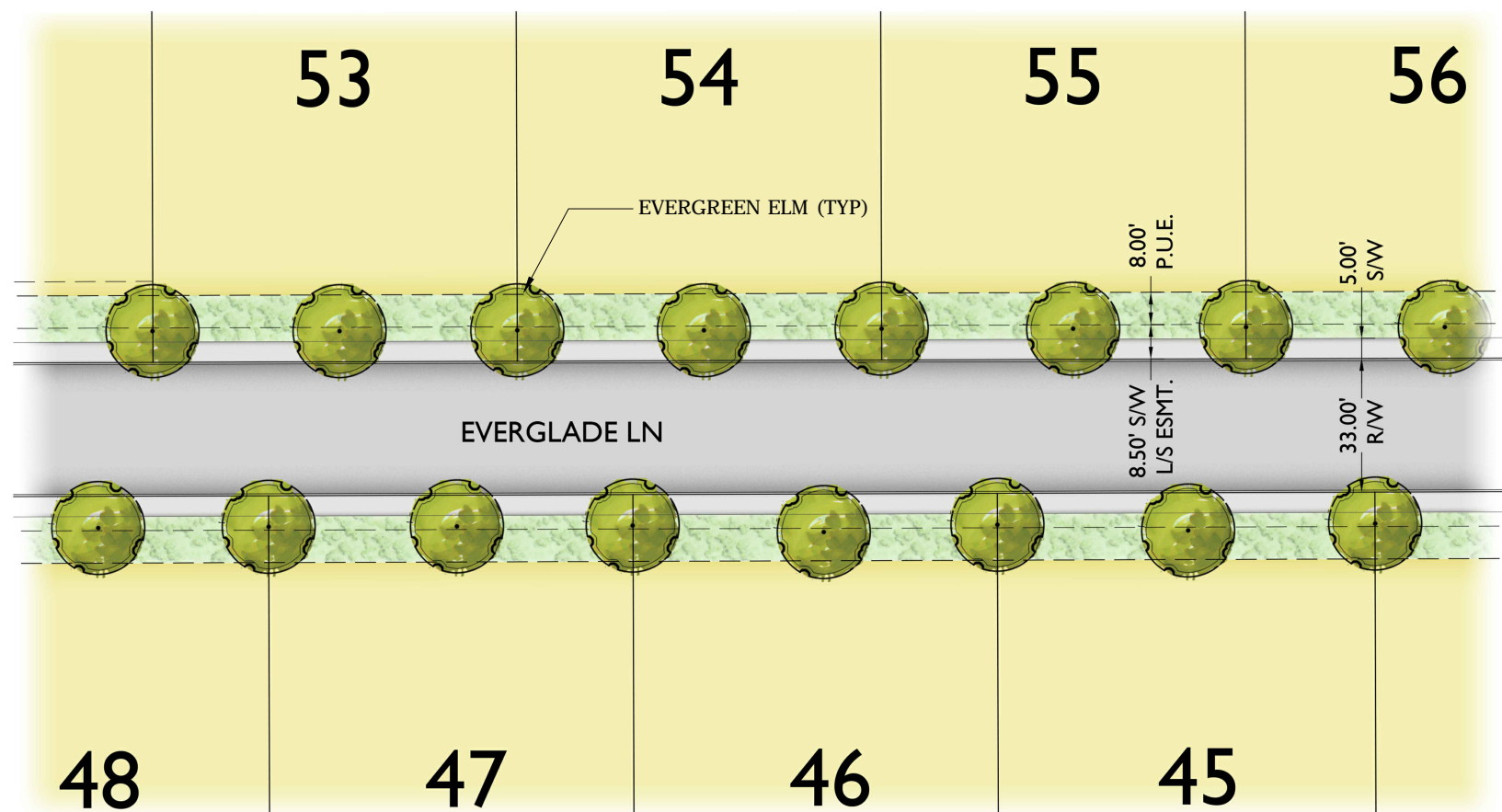
SECTION

PLAN



## 1 CONCEPTUAL ENTRY MONUMENTATION

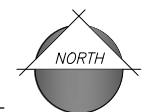
Scale: 1/4" = 1'-0"



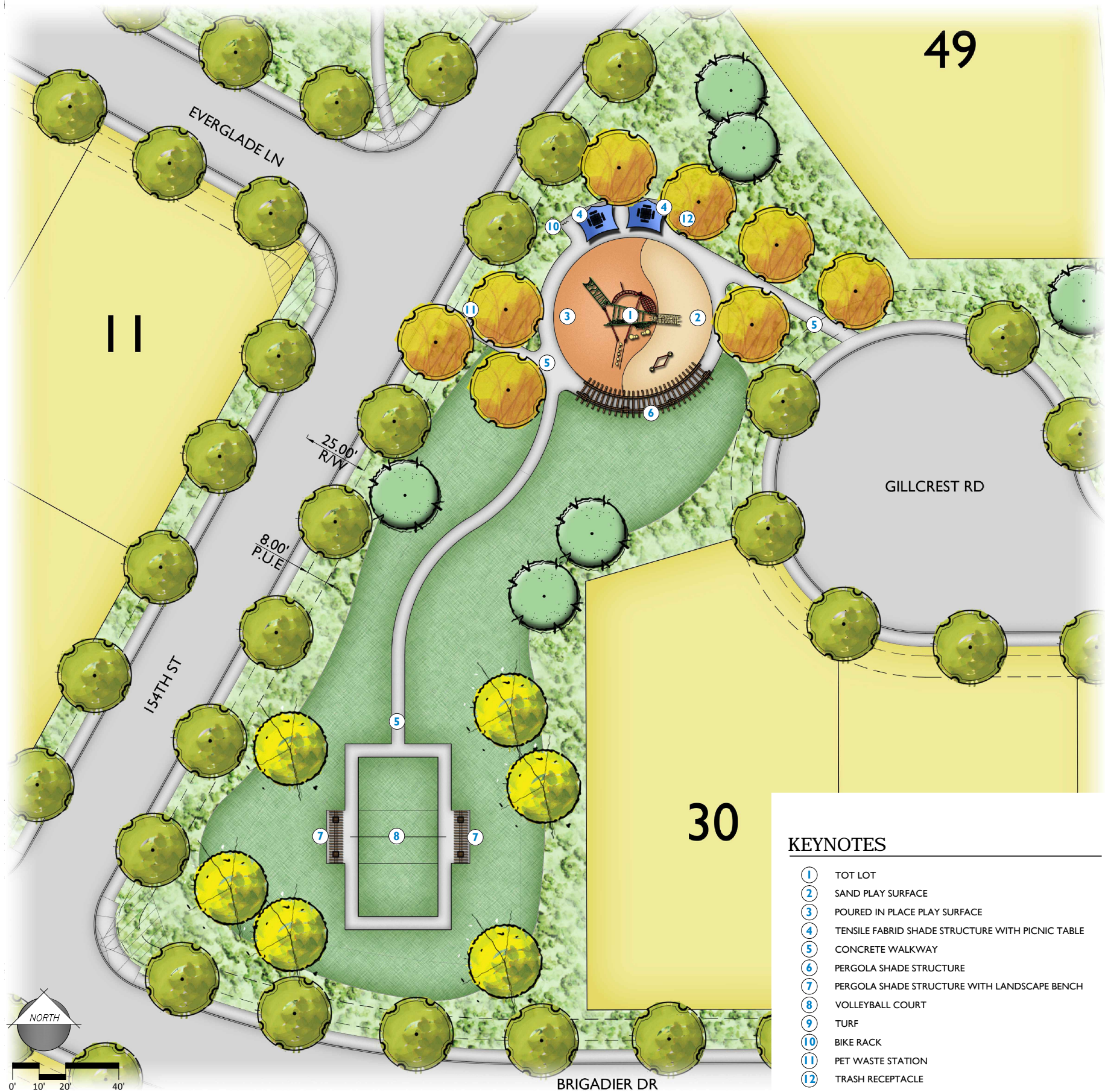
NOTE:  
STREET TREE TO BE INSTALLED AT TIME HOME  
CONSTRUCTION MAINTENANCE TO BE THE  
RESPONSIBILITY OF THE HOMEOWNER.

## 2 CONCEPTUAL STREETScape ENLARGEMENT

Scale: 1" = 20'-0"

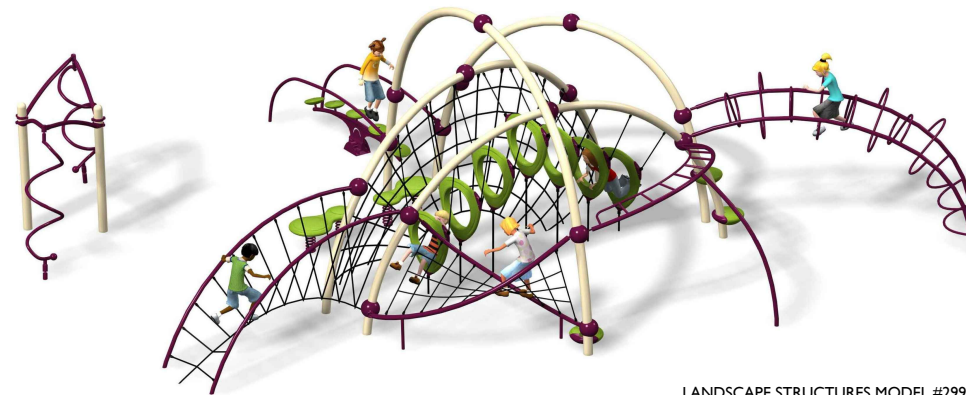






#### KEYNOTES

- 1 TOT LOT
- 2 SAND PLAY SURFACE
- 3 POURED IN PLACE PLAY SURFACE
- 4 TENSILE FABRID SHADE STRUCTURE WITH PICNIC TABLE
- 5 CONCRETE WALKWAY
- 6 PERGOLA SHADE STRUCTURE
- 7 PERGOLA SHADE STRUCTURE WITH LANDSCAPE BENCH
- 8 VOLLEYBALL COURT
- 9 TURF
- 10 BIKE RACK
- 11 PET WASTE STATION
- 12 TRASH RECEPTACLE

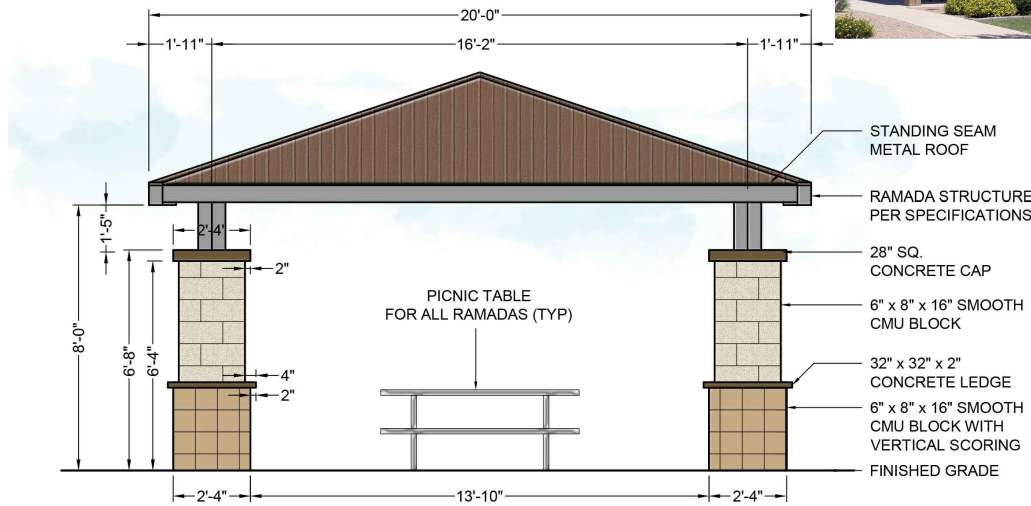


## 1 PLAYGROUND EQUIPMENT

NTS

#### GENERAL NOTES:

1. SHADE STRUCTURE FROM CLASSIC RECREATION, INC., 'DENVER' MODEL. FINAL COLORS AND MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
2. STRUCTURAL ENGINEERING OF THE LARGE SHADE STRUCTURE AND SUPPORTING STRUCTURAL ELEMENTS WILL BE A DEFERRED SUBMITTAL.



## 2 RAMADA

Scale: 3/8" = 1' - 0"



## 3 PERGOLA STRUCTURES

NTS



# WALLS LEGEND

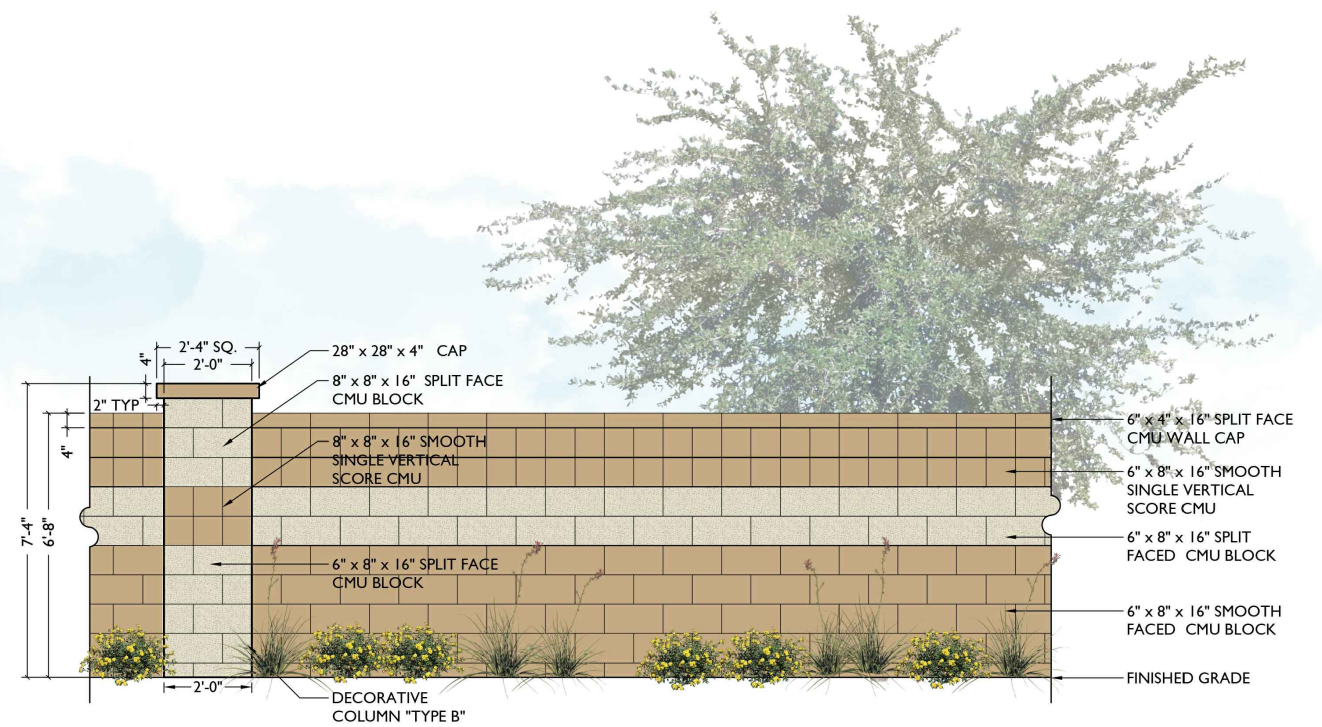
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	DECORATIVE COLUMN 'TYPE B'
	MAILBOX
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW FENCE
	10' DECOMPOSED GRANITE MULTI-USE PATH
	5' DECOMPOSED GRANITE WALK







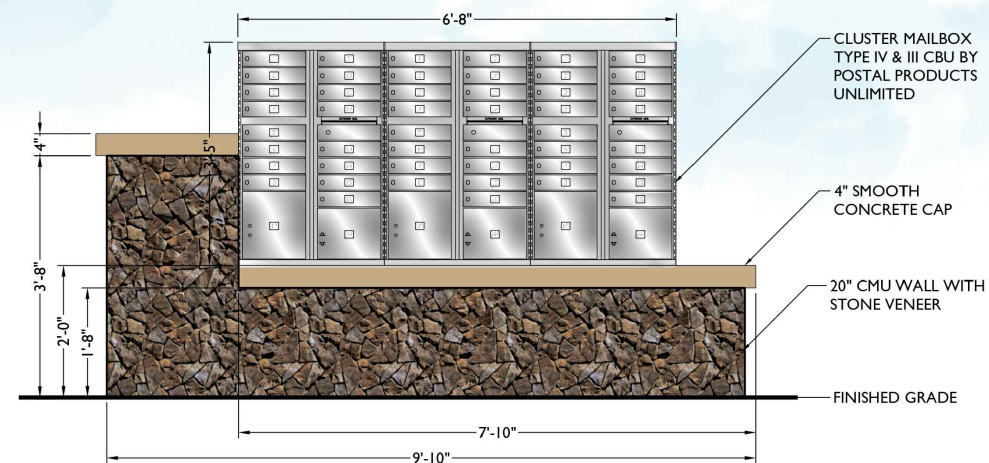
**1 PRIMARY THEME WALL**  
Scale: 1/2" = 1' - 0"



**2 SECONDARY THEME WALL**  
Scale: 1/2" = 1' - 0"



**3 PARTIAL VIEW WALL**  
Scale: 1/2" = 1' - 0"



**4 MAILBOX**  
Scale: 3/4" = 1' - 0"



## LIGHTING LEGEND

SYMBOL	ITEM
U	Directional Up Light
P	Pedestrian Light
B	Bollard Light
R	Ramada Light

### GENERAL NOTES:

1. Final location of landscape lighting fixtures to be determined in the field by Landscape Architect as determined by the Electrical Engineer (Refer to the lighting details for material, lens, lamp, finish and color of fixtures).





**BOLLARD LIGHT**  
KIM LIGHTING  
COMPACT BOLLARD MODEL CBLED

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM  
FINISH: DB-DARK BRONZE

\*FINAL LAYOUT AND PHOTOMETRICS TO BE  
DETERMINED BY ELECTRICAL ENGINEER



**1** BOLLARD LIGHT  
NTS

**B**



**FLOOD ACCENT LIGHT**  
KIM LIGHTING  
MICRO FLOOD LED MODEL EL218

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM  
FINISH: DB-DARK BRONZE

\*FINAL PHOTOMETRICS AND LAYOUT TO BE  
DETERMINED BY ELECTRICAL ENGINEER



**2** UP / FLOOD LIGHT  
NTS

**U**



**PEDESTRIAN LIGHT**  
KIM LIGHTING  
17" ERA PICOEMITTER LED MODEL RA17

SPECIFICATIONS:

MATERIAL: DIE-CAST ALUMINUM  
FINISH: DB-DARK BRONZE  
ARM: POST TOP CROOK

\*FINAL PHOTOMETRICS AND LAYOUT TO BE  
DETERMINED BY ELECTRICAL ENGINEER



**3** PEDESTRIAN LIGHT  
NTS

**P**



# MATERIALS & COLOR BOARD



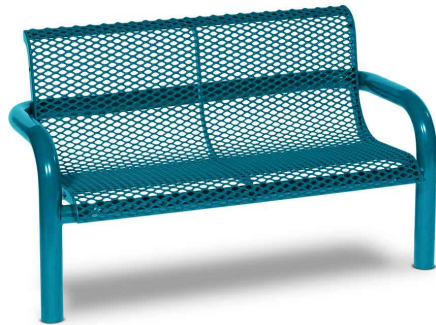
DOG WASTE STATION  
by: Zero Waste USA - JJB204, Color Green



TRASH RECEPTACLE  
by Wabash Valley, Color Bronze



PICNIC TABLE  
by Wabash Valley, Color Bronze



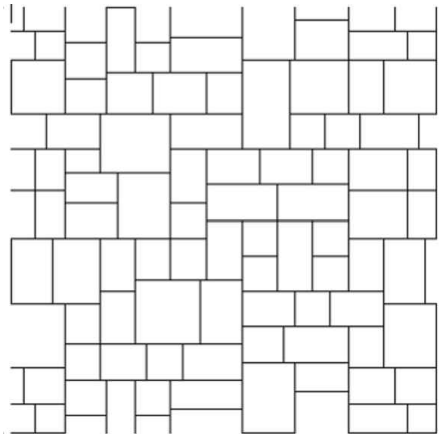
LANDSCAPE BENCH  
by Wabash Valley, Color Bronze



BIKE RACK  
by Wabash Valley, Color Bronze



SHADE STRUCTURE  
by Tensile Shade Products: SUNAMI, Color Claret Or Equal



DECORATIVE VEHICULAR PAVING  
Pattern



DECORATIVE VEHICULAR PAVING



CMU  
Split Face By Superlite Block, Color Bone



CMU  
Vertical Score By Superlite Block, Color Umber



STONE VENEER  
Appalachian Fieldstone By Coronado Stone  
Color Dakota Brown



DECOMPOSED GRANITE  
Color: Table Mesa Brown - 3/8" Screened For  
Landscape Area & 1/4" Minimums For Paths